Davidson County DEEDWARR
Recvd: 06/07/04 10:48 3pgs
Fees:18.00 Taxes:277.50
20040607-0066744

WARRANTY DEED

THIS INDENTURE, made and entered into this **First day of June, 2004**, by and between **Sally A. Simoni, now known as Sally A. Buchanan, a single person**, parties of the first part, and **Cynthia A. Renfroe and husband, Gregory Renfroe**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 94-J, TIMBER LAKE Condominiums, as established under Master Deed of record in Book 6549, Page 475, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Robert Simoni etux Sally A. Simoni by deed from Timber Lake Joint Venture of record in Book 7274, page 301. Robert Simoni and Robert G. Lakins having conveyed their interest to Sally A. Simoni by Quitclaim deed recorded the 16th day of September, 1994, in Deed Book 9467, page 128 in the Register's Office of Davidson County, Tennessee. Sally A. Simoni now being known as Sally A. Buchanan.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easement; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **108-7B-94**

X Improved OR

Unimproved property located at: **322 Timberway Circle, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sally A. Buchanan

Sally A. Buchanan

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sally A. Buchanan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **First day of June, 2004.**

Sharon L. Riney

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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Owner's Name: **Cynthia A. Renfroe**

and Address: **322 Timberway Circle**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans,
Inc.
2021 North Gallatin Road
Suite 292
Madison, TN 37115

Prepared by:
First American Title Insurance Company
6 Cadillac Drive, Ste. 190
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **First day of June, 2004.**

Notary Public

My Commission Expires: 5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.